



## Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

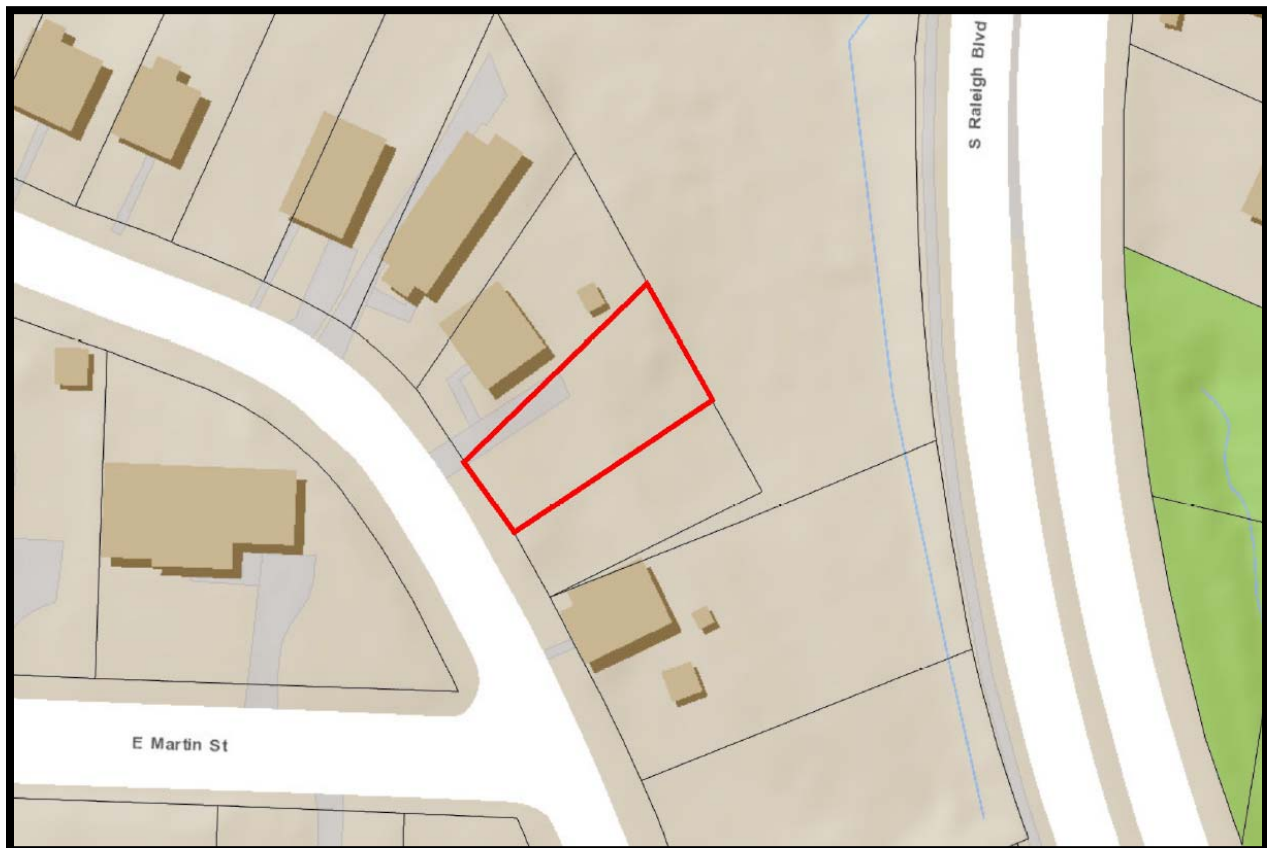
**Case File:** A-70-17

**Property Address:** 0 Battery Drive (Real Estate ID 0434119)

**Property Owner:** CJ Properties and Investments

**Project Contact:** Tony Patterson

**Nature of Case:** A request for a. a 4.8' side setback variance, a .6' side setback variance and a 5.4' sum of side setbacks variance allow for the construction of a detached house that results in both 5.2' and 9.4' side yard setback and 14.68 sum of side setbacks on a .10 acre parcel zoned Residential-4 and located at 0 Battery Drive (Real Estate ID: 0434119).



**0 Battery Drive (Real Estate ID 0434119) – Location Map**

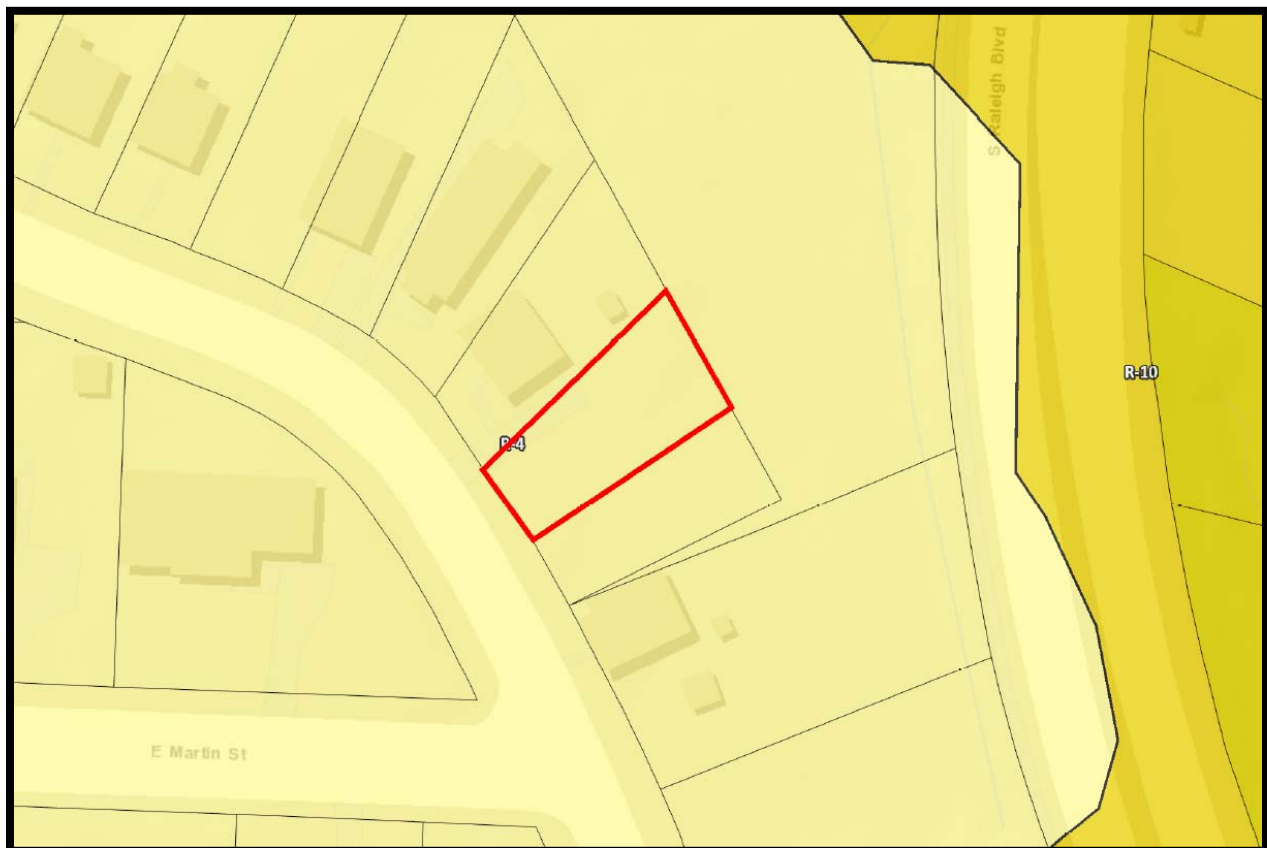
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**To BOA:** 5-8-17

**Staff Coordinator:** Eric S. Hodge, AICP

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**ZONING  
DISTRICTS:** Residential-4



### 0 Battery Drive (Real Estate ID 0434119) – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-4

**Lot Dimensions**

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

**Yard Type**

**Minimum Setback**

Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'



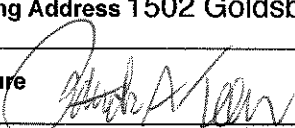
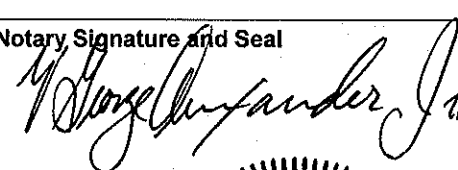
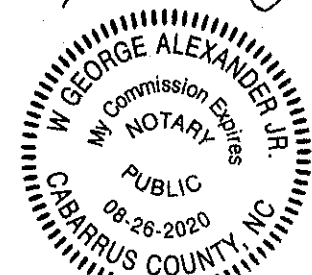
# Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p><b>Nature of variance request (if more space is needed, submit addendum on separate sheet):</b>                      Request a Variance of 4.8' for required side setback, for the setback to be allowable to be 5.2' from property line on the south property line (or right side property line). Request a variance of 0.6' for required side setback, for the setback to be allowable to be 9.4' from the north property line (or left side property line).  <b>SEE ATTACHED ADDENDUM</b></p>	<p><b>Transaction Number</b></p> <p>A-20-17</p>
<p><b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b></p> <p>none</p>	

GENERAL INFORMATION		
Property Address 0 Battery Drive (Real Estate ID: 0434119) LOT 280		Date 4/7/2017
Property PIN 1713472755	Current Zoning R-4	
Nearest Intersection Battery Drive and E Martin Street		Property size (in acres)
Property Owner CJ Properties and Investments LLC.	Phone 919-740-8722	Fax
Owner's Mailing Address 208 W Millbrook Road, Raleigh,	Email Patrick@cjpropertiesnc.com	
Project Contact Person Tony Patterson	Phone 919-842-8191	Fax 919-882-0919
Contact Person's Mailing Address 1502 Goldsboro Avenue,	Email tony@patteresonbuilt.com	
Property Owner Signature 	Email patrick@cjpropertiesnc.com	
<p><b>Notary</b></p> <p>Sworn and subscribed before me this <u>7<sup>th</sup></u> day of <u>April</u>, 20<u>17</u></p> <p>Expires 8-26-2020</p>	<p><b>Notary Signature and Seal</b></p> <p></p> <p></p>	



**CJ** Properties &  
Investments  
*Real Estate Development Company*

April 7, 2017

Subject: Addendum for Variance Application Nature of Request

Property: 0 Battery Drive (Real Estate ID: 0434119) LOT 280

Property PIN: 1713472755

Nature Of Variance Request:

Request a Variance of 4.8' for required side setback, for the setback to be allowable to be 5.2' from property line on the south property line (or right side property line). Request a variance of 0.6' for required side setback, for the setback to be allowable to be 9.4' from the north property line (or left side property line).

Thank you for your consideration on this variance request.


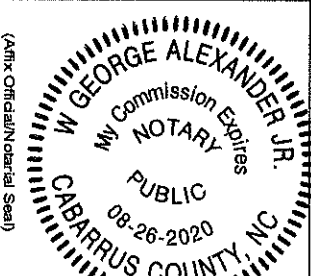
Sincerely,

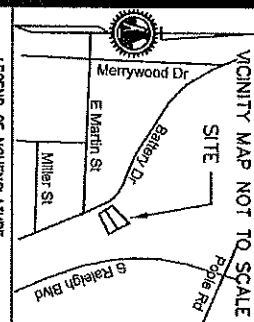
Patrick Teen- Owner

CJ Properties and Investments LLC.

919-740-8722

[Patrick@cjpropertiesnc.com](mailto:Patrick@cjpropertiesnc.com)

 (SEAL)	State of <u>North Carolina</u> County of <u>Wake</u> Signed and sworn to (or affirmed) before me this day by <u>Patrick Albert Teen</u> [Insert name(s) of principal(s)]. Date: <u>4-7-2017</u> <u>W. George Alexander Jr.</u> Notary Public My Commission Expires: <u>8-26-2020</u>	(Affix Official/Notarial Seal) 
By: <u>PATRICK A. TEEN</u> Printed or Typed Name/Title: <u>OWNER</u>		
By: _____ Printed or Typed Name/Title: _____		



- LEGEND OF NOTATION
- EXISTING IRON PIPE
  - LOT NUMBER
  - STREET ADDRESS
  - POLE
  - SANITARY MANHOLE

- FG = FLUSH WITH GRADE
- BS = BELOW GRADE
- AG = ABOVE GRADE
- PT = PINCHED TOP
- BOUNDARY
- ADJOINER OR R/W
- OVERHEAD UTILITY
- SETBACKS
- CONCRETE

\*ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH AND/OR NC DOT STANDARDS.

NOTES:

1. ALL DISTANCES ARE HORIZONTAL, GROUND IN USE.
2. METHOD OF COMPUTATION: AREA IS CALCULATED WITH CAD SOFTWARE METHODS.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
4. SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY THAT ARE NOT SHOWN HEREON.

\*THIS PROPERTY IS IN A PREVIOUSLY RECORDED SUBDIVISION AND IN THE INTEREST OF BEARING CONSISTENCY WITH PREVIOUSLY RECORDED PLATS, EXISTING BEARING CONTROL WAS USED. FOR THE PURPOSES OF 21 NCAC 58. AND (6) SURVEYING PROCEDURES OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, EXISTING BEARING CONTROL AND TIES TO APPROPRIATE NATURAL MONUMENTS REPLACE THE MANDATED TIE TO NORTH CAROLINA GRID.

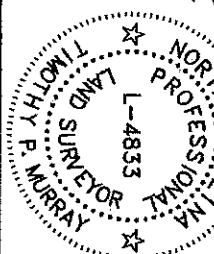
# TERRESTRIAL SURVEYING PC

Professional Land Surveying / License C-3903  
3813 Woodrow Drive / Raleigh, North Carolina 27613  
P. 919.219.4278 / e. info@terrestrialsurveying.com



I certify that this map was drawn under my supervision from an actual survey made under my supervision (deed recorded in Deed Book 16186, page 20571); that the positional accuracy is 1/20,000"; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 58.1800).  
This 7th day of April, 2017.

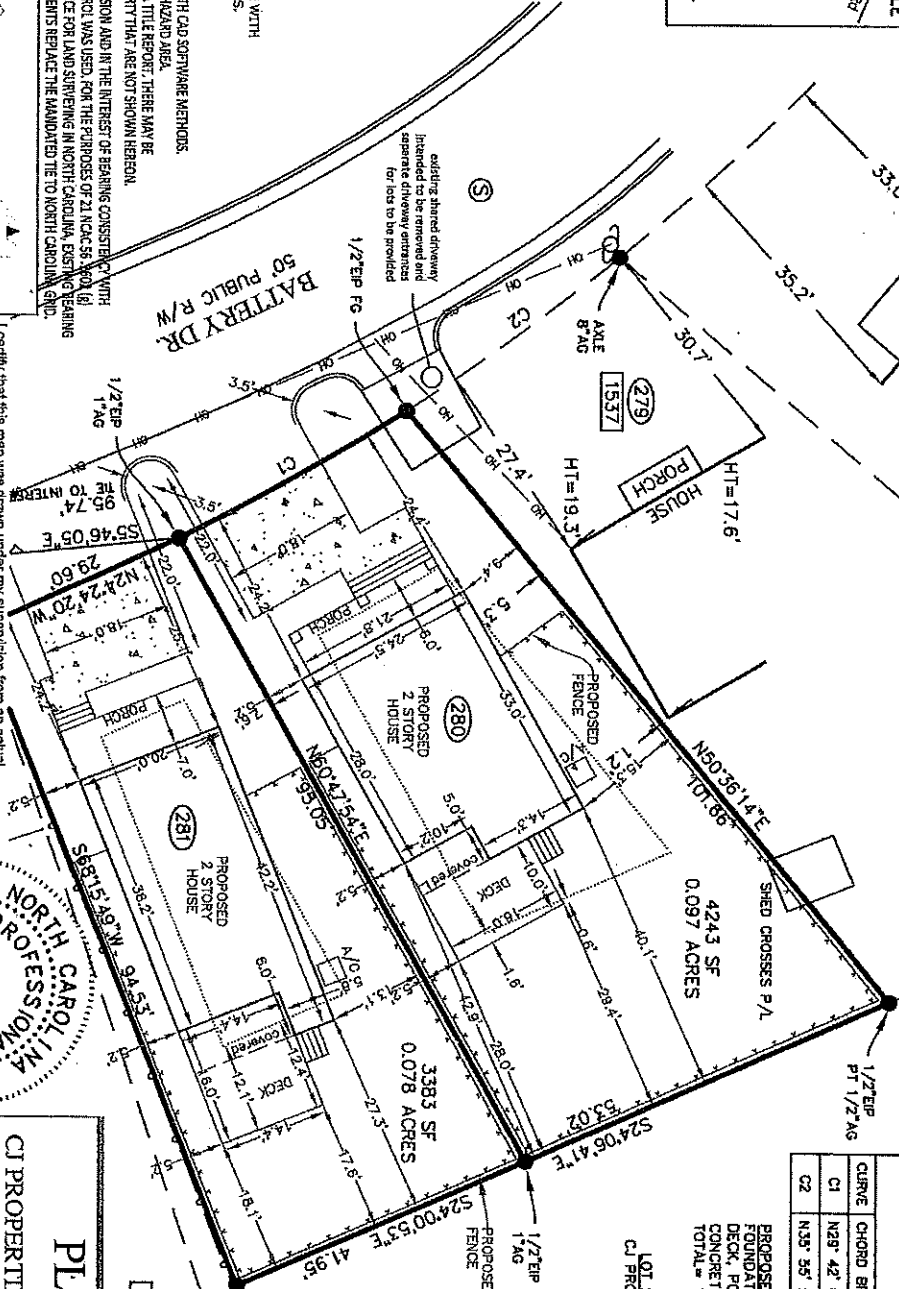
Professional Land Surveyor L-4833



**PLOT PLAN**

PREPARED FOR  
CI PROPERTIES & INVESTMENTS LLC  
RALEIGH TWP., WAKE COUNTY, NC  
DATE: 4/3/2017 SCALE: 1"=20'

BAR GRAPH 1 inch = 20 ft.  
BATTERYDR-LOTS280-281.DWG



CURVE TABLE				
CURVE	CHORD BRG	CHORD	RADIUS	ARC
C1	N29° 42' 04"W	34.82	321.15	34.83
C2	N39° 35' 54"W	34.99	321.15	35.01

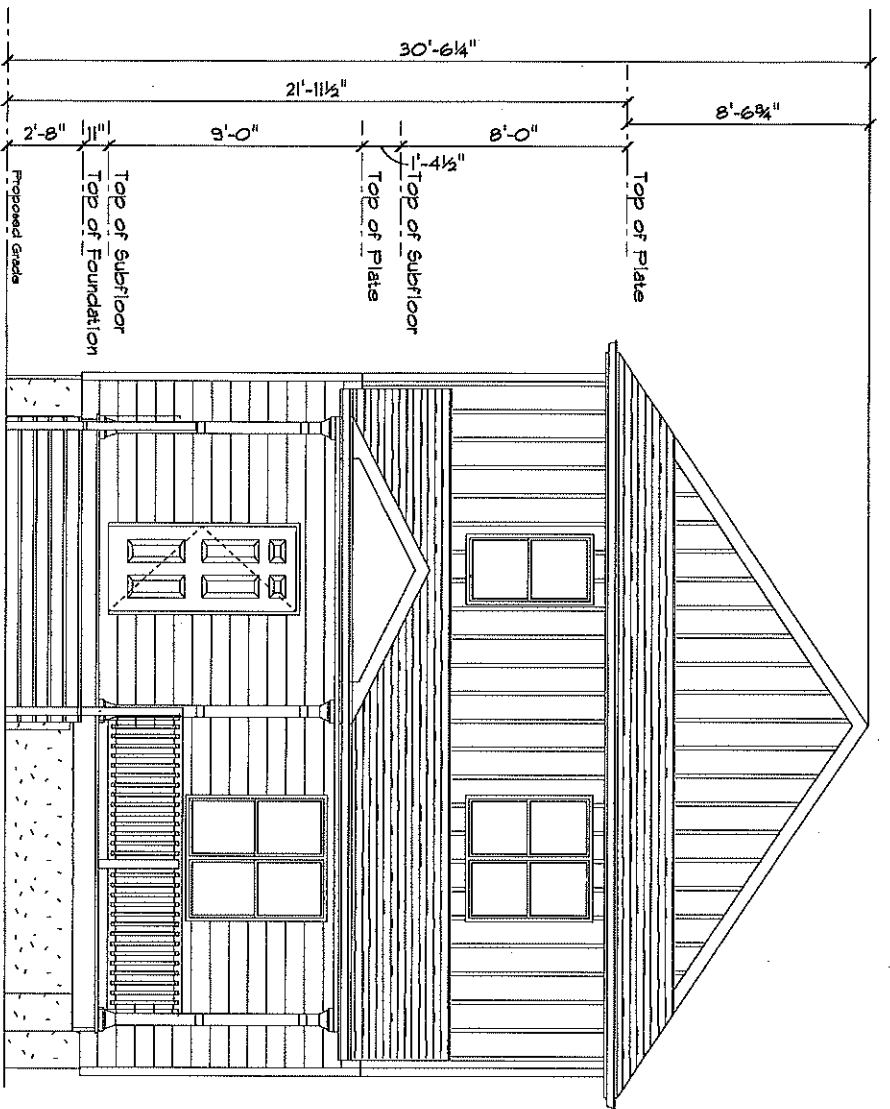
PROPOSED INTERVIEWS AREA:  
FOUNDATION = 759 SF  
DECK, PORCH & STEPS = 362'50" x 191' SF  
CONCRETE & A/C = 301 SF  
TOTAL = 1251 SF

LOT 280 CURRENT INFORMATION:  
CI PROPERTIES & INVESTMENTS LLC  
DB 16734 PG 811  
BM 1945 PG 125  
REID: 0434119  
PIN: 1713472755  
ZONING: R-4

SETBACKS:  
FRONT = 20'  
SIDE = 10'  
REAR = 30'

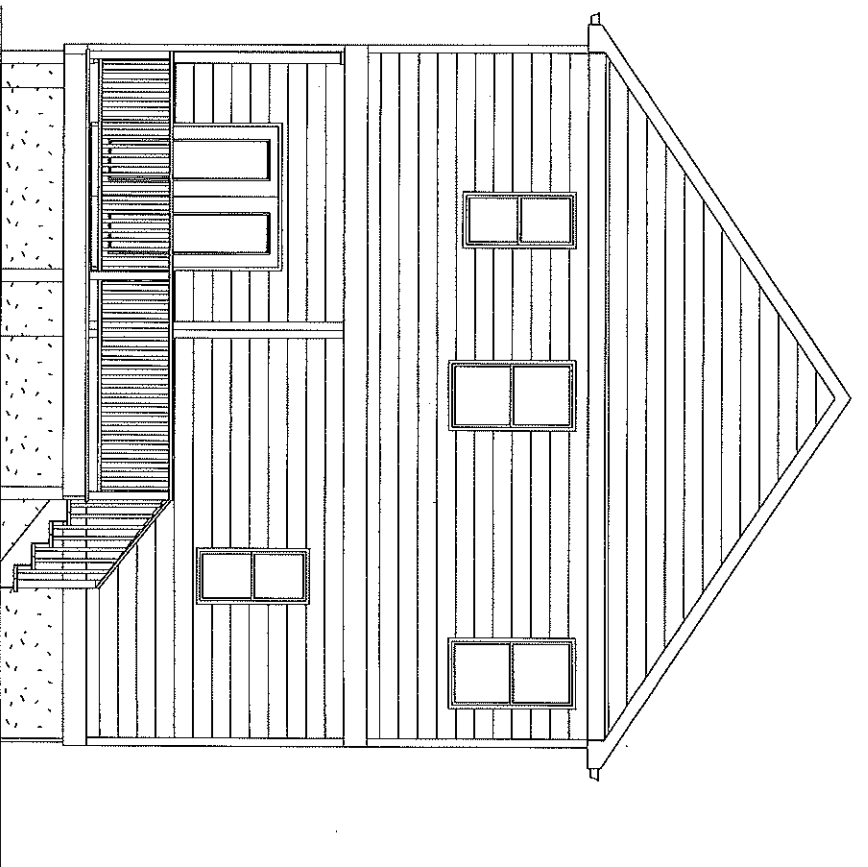
N/E  
ME INVESTMENT  
COMPANY INC  
DB 3349 PG 327  
REID: 0009149

BM 1945 PG 125  
DB 4342 PG 344



## Whitaker Front Elevation

SCALE: 3/16" = 1'-0"

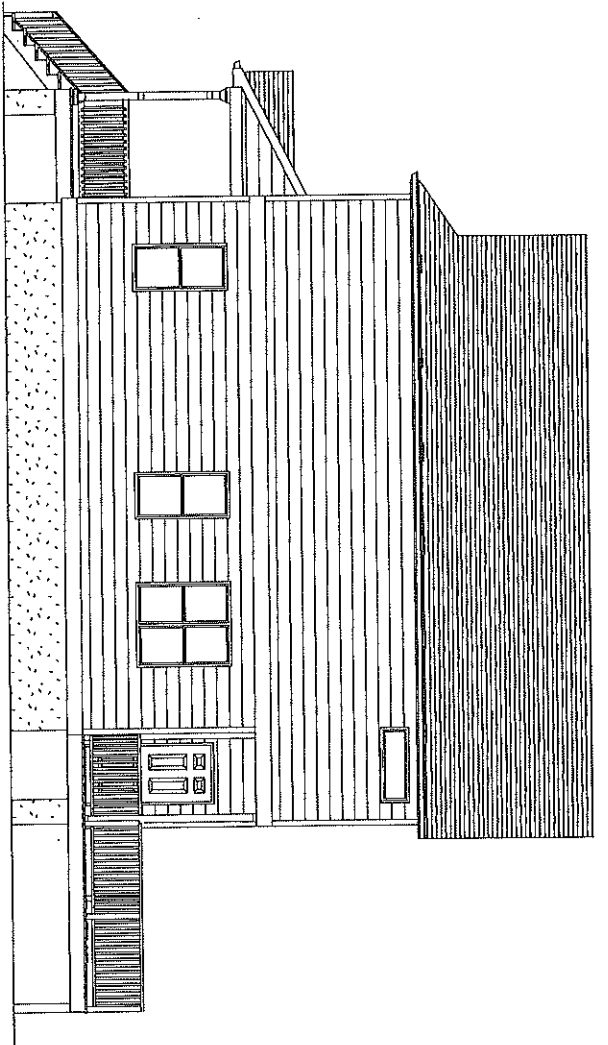


## Whitaker Rear Elevation

SCALE: 3/16" = 1'-0"

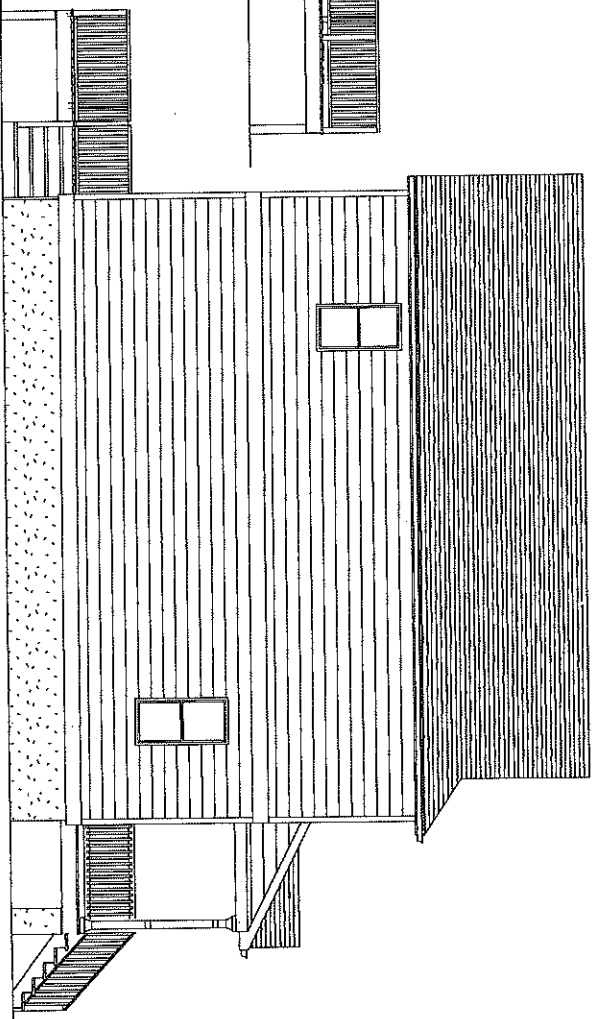
Lot 280 Robert E. Monroe Trustee Property  
 Recorded Site Address: O Battery Drive, Raleigh, NC  
 Proposed Site Address: TBD  
 P.L.N.: 1113412155  
 Real Estate ID: 0434119





## Whitaker Right Elevation

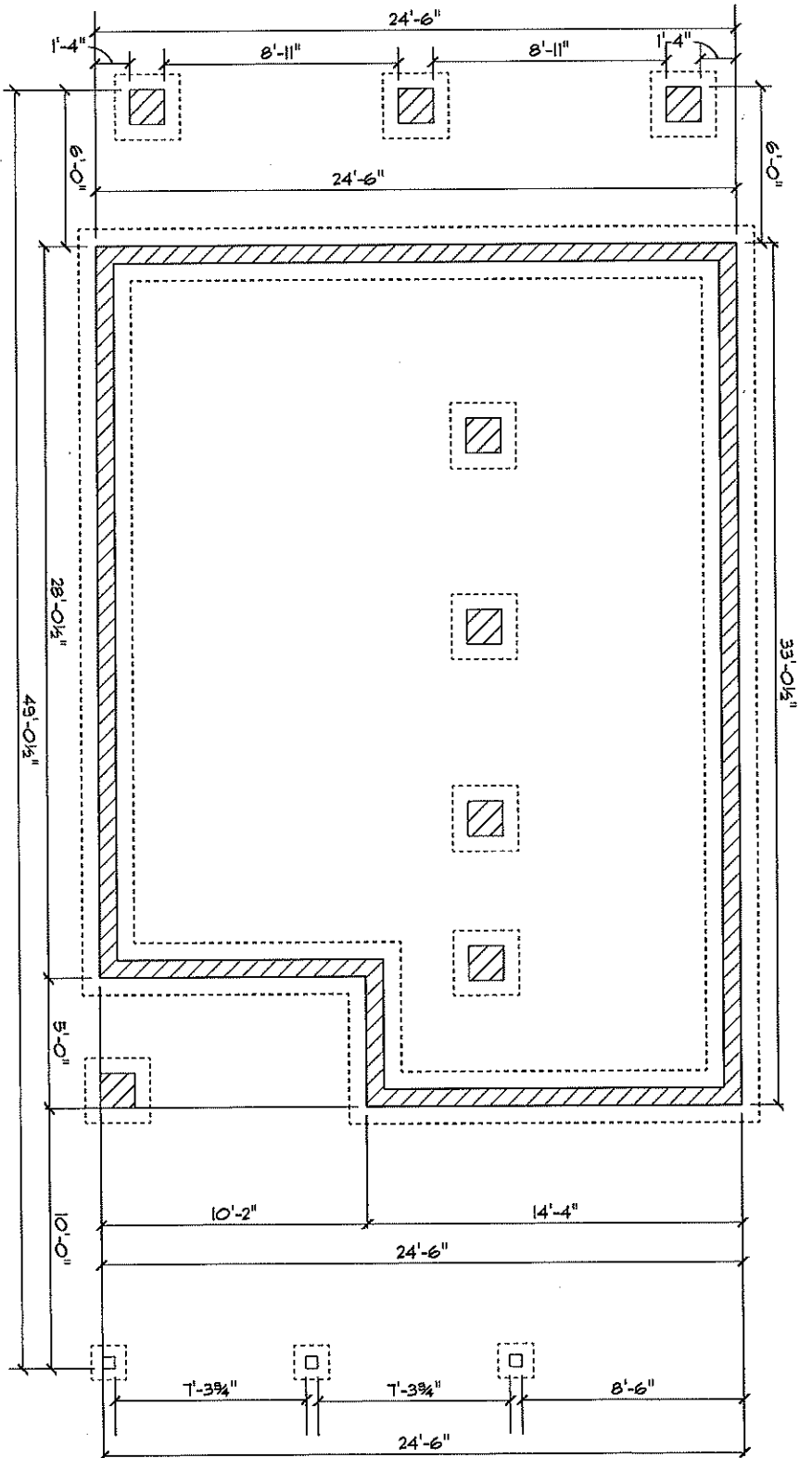
SCALE: 1/8" = 1'-0"



## Whitaker Left Elevation

SCALE: 1/8" = 1'-0"

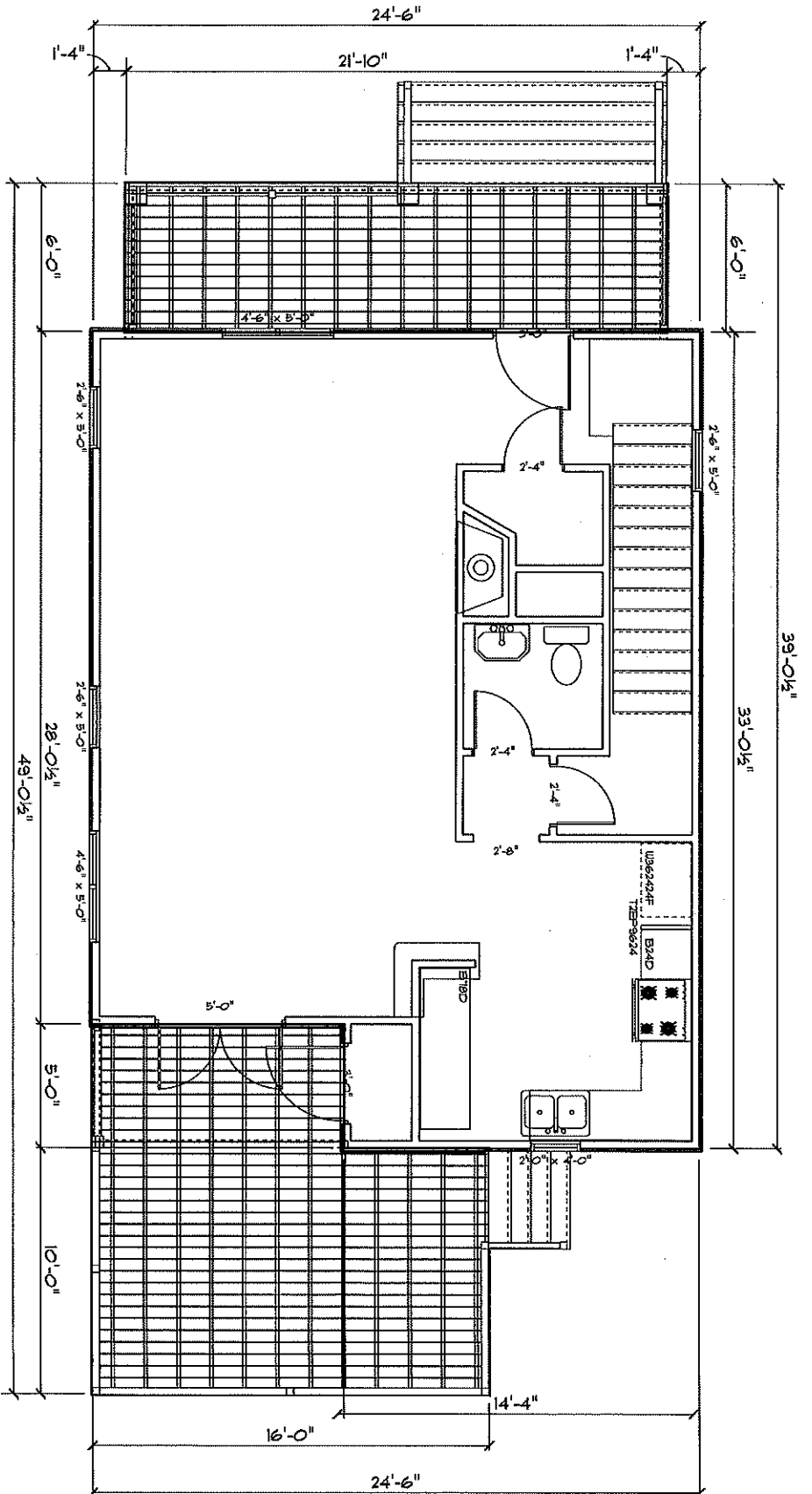
Lot 280 Robert E. Monroe Trustee Property  
Recorded Site Address: 0 Battery Drive, Raleigh, NC  
Proposed Site Address: TBD  
P.I.N.: 1113472155  
Real Estate ID: 0434119



# Whitaker Foundation

SCALE: 3/16" = 1'-0"

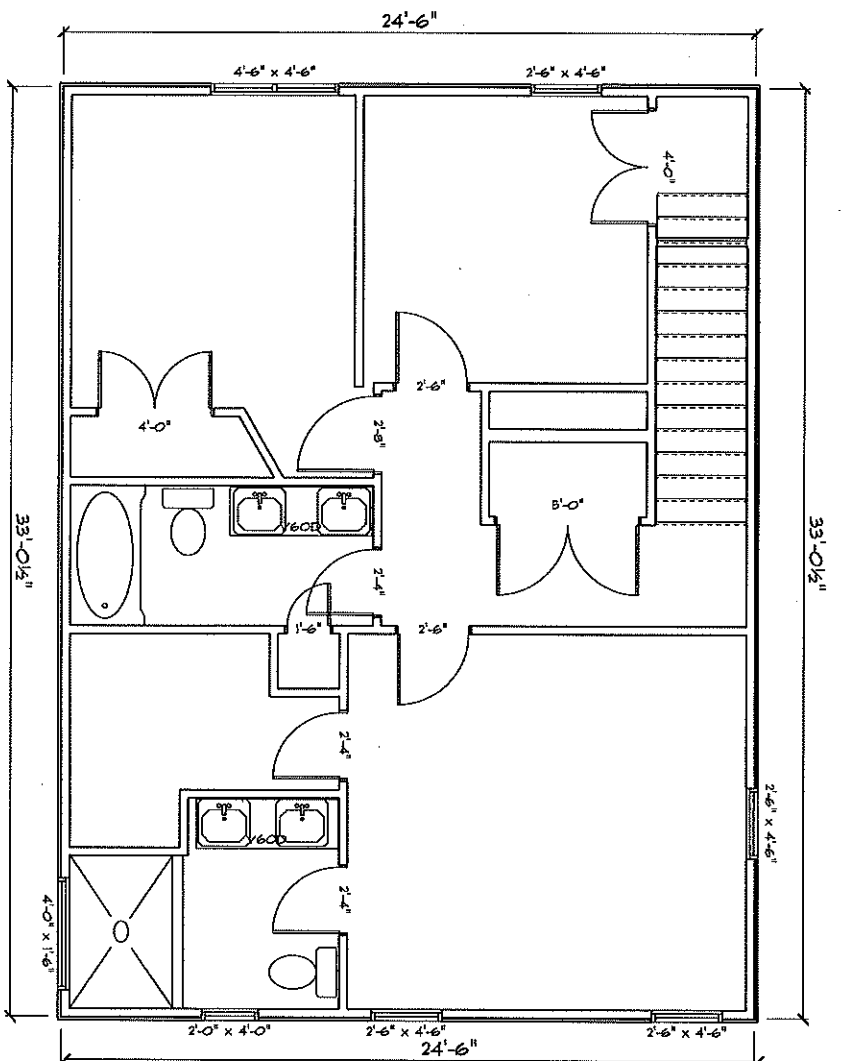
Lot 280 Robert E. Monroe Trustee Property  
 Recorded Site Address: 0 Battery Drive, Raleigh, NC  
 Proposed Site Address: TBD  
 P.I.N.: 171347255  
 Real Estate ID: 0434119



# Whitaker Floor 1

SCALE: 3/16" = 1'-0"

Lot 280 Robert E. Monroe Trustee Property  
Recorded Site Address: O Battery Drive, Raleigh, NC  
Proposed Site Address: TBD  
P.L.N.: 1713472755  
Real Estate ID: 0434119



## Whitaker Floor 2

SCALE: 3/16" = 1'-0"

Lot 280 Robert E. Monroe Trustee Property  
 Recorded Site Address: O Battery Drive, Raleigh, NC  
 Proposed Site Address: TBD  
 P.L.N.: 1113472155  
 Real Estate ID: 0434119

[Home](#)

## Wake County Real Estate Data

### Account Summary

[iMaps](#)[Tax Bills](#)Real Estate ID **0434119**PIN # **1713472755**Location Address  
**0 BATTERY DR**Property Description  
**LO280 ROBERT E. MONROE TRUSTEE  
PROPERTY/UNRECORDED SURVY**Account  
Search
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner <b>CJ PROPERTIES &amp; INVESTMENTS LLC</b> (Use the Deeds link to view any additional owners)		Owner's Mailing Address <b>208 W MILLBROOK RD RALEIGH NC 27609-4304</b>	Property Location Address <b>0 BATTERY DR RALEIGH NC 27610-</b>
<b>Administrative Data</b> Old Map # <b>B004--</b> Map/Scale <b>1713 06</b> VCS <b>01RA568</b> City <b>RALEIGH</b> Fire District Township <b>RALEIGH</b> Land Class <b>VACANT</b> ETJ <b>RA</b> Spec Dist(s) Zoning <b>R-4</b> History ID 1 History ID 2 Acreage <b>.10</b> Permit Date Permit #		<b>Transfer Information</b> Deed Date <b>3/28/2017</b> Book & Page <b>16734 0811</b> Revenue Stamps <b>200.00</b> Pkg Sale Date Pkg Sale Price Land Sale Date <b>3/28/2017</b> Land Sale Price <b>\$50,000</b> <b>Improvement Summary</b> Total Units <b>0</b> Recycle Units <b>0</b> Apt/SC Sqft Heated Area	<b>Assessed Value</b> Land Value Assessed <b>\$30,000</b> Bldg. Value Assessed Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* <b>\$30,000</b>

\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.

**0 BATTERY DRIVE- RALEIGH, NC****Real Estate ID: 0434119****PIN#: 1713472755****ADJACENT PROPERTY INFORMATION (WITHIN 100' OF PROPERTY)**

PROPERTY ADDRESS	OWNER NAME	OWNER'S MAILING ADDRESS
1605 MILLER ST	MCMILLAN, MINNIE M	Minnie McMillan 1605 Miller Street, Raleigh, NC 27610-3346
1617 E MARTIN ST	SHEPHERD, DAVID SHEPHERD, LAURA	David and Laura Shepherd 1617 E Martin Street, Raleigh, NC 27610-2615
1533 BATTERY DR	COLEMAN, DANICA PEELE, MARY MARTIN	COLEMAN, DANICA PEELE, MARY MARTIN 1533 ½ Battery Drive Raleigh, NC 27610-2625
1609 MILLER ST	TALIAFERRO, VERNON RAY	Vernon Taliaferro 1609 Miller Street, Raleigh, NC 27610-3346
1537 BATTERY DR	WINBORNE, IAN C	Ian Winborne PO Box 1450 Oxford, NC 27565-1450
0 BATTERY DR	CJ PROPERTIES & INVESTMENTS LLC	CJ Properties and Investments LLC. 208 W Millbrook Rd, Raleigh, NC 27609-4304
0 BATTERY DR	CJ PROPERTIES & INVESTMENTS LLC	CJ Properties and Investments LLC. 208 W Millbrook Rd, Raleigh, NC 27609-4304
1535 BATTERY DR	MCGEE, BRANDON B MCGEE, ELIZABETH H	Brandon and Elizabeth McGee 2631 Saint Mary's Street Raleigh, NC 27609-7670
1543 BATTERY DR	REDFEARN, SANDRA	Sandra Redfearn- Joanne R Davis 2321 Foxtrot Road, Raleigh, NC 27610-5047
1541 BATTERY DR	LASSITER, LEROY HEIRS LASSITER, COLUMBUS HEIRS	Leroy Lassiter Heirs, Columbus Lassiter Heirs- John Redfearn 612 E Edenton Street, Raleigh, NC 27601-1130